

ZONING AND ADJUSTMENT BOARD

June 17, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, June 17, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Rusty Mask, Frank Topping, Richard Bradley, and Dale Nichols. Wayne Lee, Evan Merritt, Lamar Parker, Mark Caruthers and Todd Brown were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting on June 3, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2002-79

George T. & Linda S. James

George T. James was present and requesting a rezoning from A5 to RR1C on 5 acres MOL to for the purpose of a lineal transfer. There were six notices sent. Of the six notices sent, there was one received in favor and none in objection. There were no objections from the audience. Mr. James stated he had deeded 2 ½ acres to his son to build a residence. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-80

Robert Sanchez

Robert Sanchez and Steve Richey, Mr. Sanchez's attorney, were present and requesting a rezoning from R2C to R4C on one acre MOL to bring the property into compliance with the Future Land Use Map. There were five notices sent. Of the five notices sent, there were two received in favor and none in objection. Mr. Sanchez stated he thought the property had previously been rezoned for duplexes. Mr. Rogers stated when Mr. Sanchez had applied for the R4C zoning previously, city water had not been available but it is now. There were no further questions or discussions from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-77

Schrako, Inc.

Lee Kozlowski and Don Schroeder, President and Vice President of Schrako, Inc., were present and requesting a rezoning from A5 and C2 to A10C on 20.89 acres MOL to bring the property into compliance with the Future Land Use Map. There were eight notices sent. Of the eight notices sent, there was one received in favor and none in objection. Mrs. Webb stated the Planning Department had requested the applicants rezone the property to allow for the application of the Special Use Permit. Mr. Topping made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

ZP2002-76

Schrako, Inc.

Lee Kozlowski and Don Schroeder, President and Vice President of Schrako, Inc., still under oath, were present and requesting a Special Use Permit to relocate the golf course and storage building on approximately three acres of the adjacent property. There were eight notices sent. Of the eight notices sent, one was received in favor and none in objection. Mr. Kozlowski stated the application was incorrect and the requested action is for the relocation of a golf course and RV storage area, not storage building. Mr. Kozlowski stated the Department of Transportation was taking a portion of the property for the road expansion. The Board had a discussion regarding the screening of the storage area. Mrs. Rogers explained the type of screening required. There were no further questions or discussions from the Board. Mr. Nichols made a motion to approve the request for a Special Use Permit to relocate the golf course and RV storage area on approximately three acres of the adjacent property with the # 3. Condition of Approval of the final order being amended to allow natural vegetation as screening and subject to Board of Sumter County Commissioners approval of the rezoning request. Mr. Bradley seconded the motion and the motion carried.

ZP2002-72

C. Gale Clay

Hobert Clay, representative for the property owner, was present and requesting a Temporary Use Permit for three years to allow a mobile home for a caregiver's residence. There were nine notices sent. Of the nine notices sent, three were received in favor and none in objection. There were no further questions or discussions from the Board. Mr. Nichols made a motion to approve the request for a Temporary Use Permit for three years to allow a mobile home for a caregiver's residence. Mr. Bradley seconded the motion and the motion carried.

ZP2002-73

Arthur Natteal

Arthur Natteal and Wylene Natteal, his wife, were present and requesting a Temporary Use Permit for three months to allow a tent revival for Faith & Action Ministries. There were five notices sent. Of the five notices sent, none were received in favor and one in objection. The letter of objection was read into the record. Mr. Topping questioned the number of people in attendance per night and the hours of operation. Mrs. Natteal stated

there were approximately 15 to 20 people per day and Mr. Natteal stated the hours of operation were 7 p.m. to 10 p.m. Mr. and Mrs. Natteal stated they have had one incident with the Sheriff's Department due to the noise level. Mrs. Webb stated to her knowledge no complaints had been filed with the Sheriff's Department, City of Center Hill employees or the Sumter County Code Compliance Department. The Board discussed the definition of special events as written in the code and decided it was inconclusive. Therefore, more research was needed to make a clear and concise decision. There were no further questions or discussions from the Board. Mr. Topping made a motion to table the request for a three month Temporary Use Permit to allow a tent revival for Faith & Action Ministries to the August 5, 2002 Board hearing. Mr. Nichols seconded the motion and the motion carried.

Public Forum

Attorney Neal had questions as to the Board members appointments. Attorney Neal requested Mrs. Rogers ask the County Commissioners to appoint Mr. Topping to a District 3 appointment instead of Mr. Topping being At Large.

Mr. Topping made a motion to adjourn the meeting. Mr. Mask seconded the motion and the motion carried.

The meeting adjourned at 7:27 p.m.

Larry Story, Chairman
Zoning & Adjustment Board